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No. EXC/MTG/50.

BOMBAY METROPOLITAN REGION
DEVELOPMENT AUTHORITY,
Griha Nirman Bhavan, 5th Floor,
Bandra (East), Bombay-400 051.

Date : 28th July, 1980.

The minutes of the fiftieth meeting of the
Executive Committee of the Bombay Metropolitan Region
Development Authority, held on the 16th July, 1980,
are enclosed.

B. S. Pradhan
(B. S. PRADHAN)
SECRETARY,
EXECUTIVE COMMITTEE.

To:

- The Chief Secretary to the Govt. of Maharashtra,
General Administration Department, Mantralaya. -Chairman.
- The Metropolitan Commissioner, B.M.R.D.A. -Vice-
Chairman.
- The Chairman, T. & C. Board, B.M.R.D.A. -Member.
- The Chairman, W.R.M. Board, B.M.R.D.A. -Member.
- The Chairman, H.U.R.E. Board, B.M.R.D.A. -Member.
- The Municipal Commissioner, B.M.C., Bombay. -Member.
- The Managing Director, C.I.D.C.O. -Member.
- The Secretary to the Govt. of Maharashtra,
Urban Development Department, Mantralaya,
Bombay. -Member.

INVITEES :

- The Financial Adviser, B.M.R.D.A.
- The Dy. Metropolitan Commissioner, B.M.R.D.A.
- The Member-Secretary, T.&C. Board, B.M.R.D.A.
- The Member-Secretary, W.R.M. Board, B.M.R.D.A.
- The Member-Secretary, H.U.R.E. Board, B.M.R.D.A.
- The Legal Adviser, B.M.R.D.A.
- The Urban Planner, B.M.R.D.A.

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MINUTES OF THE FIFTIETH MEETING OF THE EXECUTIVE COMMITTEE
B.M.R.D.A.

DATE : 16th July, 1980.

TIME : 3.00 P.M.

PLACE : Special Committee Room,
5th Floor, Mantralaya.

MEMBERS PRESENT :

Shri P.G. Gavai, Chief Secretary to the Govt. of Maharashtra. Chairman.

Shri M.S. Palnitkar, Metropolitan Commissioner, B.M.R.D.A. Vice-Chairman.

Shri N.G.K. Murti, Chairman, W.R.M. Board, B.M.R.D.A. Member.

Shri B.N. Adarkar, Chairman, T. & C. Board, B.M.R.D.A. Member.

Shri L.C. Gupta, Managing Director C.I.D.C.O., Bombay-21. Member.

Shri S. Ramamoorthi, Secretary, U.D.&P.H.D., Mantralaya. Member.

Shri B.S. Pradhan, Secretary, Executive Committee, B.M.R.D.A.

INVITEES :

The Financial Adviser, B.M.R.D.A.

The Dy. Metropolitan Commissioner, BMRDA.

The Member Secretary, T. & C. Board, BMRDA.

The Member Secretary, WRM Board/HURE Board, BMRDA.

The Dy. Municipal Commissioner (Shri Patwardhan),
Bombay Municipal Corporation, Bombay.

The Legal Adviser, B.M.R.D.A.

Before the agenda was taken up for consideration, the Metropolitan Commissioner made mention of the Honour conferred on Shri Charles M. Correa, a member of the Executive Committee, by the University of Michigan by conferring on him a Doctorate in Architecture. All the Committee Members were happy that such a distinguished Honour was bestowed on Shri Correa and decided that the Committee's feelings and felicitations should be communicated to Shri Correa.

Item No.1...

Item No. 1 : Confirmation of the minutes of the last (49th) Meeting.

The minutes were confirmed.

Item No. 2 : Action taken on the minutes of the last (49th) meeting as well as progressive action on past decisions.

The action taken on the minutes of the last(49th) meeting as well as progressive action on past decisions reported in the annexures was noted. The Chairman directed that action for placing an item regarding the Design of Office Building in 'E' Block of Bandra-Kurla Complex before the Executive Committee should be expedited.

The Metropolitan Commissioner informed the Chairman that discussions with the Postal Authorities in connection with the reconstruction of a part of the G.P.O. Building will be held on the 31st instant.

The Member-Secretary, T&C Board informed the Chairman that the Govt. of India were providing 50% financial assistance for the first phase of the Ulhas Creek Inland Water Project during 1981-82. The Chairman directed that this should be brought to the notice of the new Govt. and the matter should be pursued with the Planning and Finance Departments for inclusion of the scheme in the State sector and for provision of necessary funds as the State's contribution for the remaining half expenditure.

Item No. 3 : Applications for permission under Section 13 of the BMRDA Act, 1974.

The applications bearing the following registration numbers were placed on the Table :

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|------------------|------------------|
| (1) 281/21/05/80 | (3) 283/22/05/80 |
| (2) 282/21/05/80 | (4) 284/22/05/80 |
| (5) 285/03/06/80 | |

(1) Application No.281/21/5/80 (Metal Box India Ltd).

The Committee considered the application and noted that the proposal was for addition to the existing building on Plot Nos.249-249A, Worli Road in 'G' South Ward, enhancing the floor area from 2043.40 sq.mtrs. to 2697.55 sq.mtrs. and the FSI from 1.15 to 1.18. The Committee noted that the plot falls in R -3 zone, where the permissible FSI as per D.C.Rules, is 1.33. The Committee also noted that the proposal was mainly for office user and would result in net addition to office area in the already congested island city of Bombay. The Committee, therefore, felt that if the desired permission were granted, the overall development of the Metropolitan Region is likely to be affected adversely. The application was, therefore, rejected.

(2) Application No.282/21/5/80 (Executive Engineer, Western Railway).

The Committee considered the application and noted that the proposal was for addition to the existing building on Plot No.49, 'E' Road, Churchgate, in 'A' Ward, enhancing the existing floor area from 2146 sq.mtrs. to 2626.37 sq.mtrs. and the FSI from 1.66 to 2.03. The Committee noted that the existing building has already consumed FSI of more than 1.33 permissible as per the BMRDA Notification. The Committee also noted that the justification given by the applicant was not convincing and therefore, felt that if the desired permission were granted, the overall development of the Metropolitan Region is likely to be affected adversely. The application was, therefore, rejected.

(3) Application No.283/22/5/80 (Shri Khimji Meghji Chheda).

The Committee considered the application and noted that the proposal was for addition of a floor area
of....

of 220.04 sq.mtrs. to an existing building (by construction of a mezzanine floor) on Plot No.115, BBR, Chheda Sadan, Road No.4, in 'A' Ward, to be used for (i) Branch Office of Bank of Baroda and (ii) Posters Exhibition and sale. The Committee felt that there was no adequate justification for the proposed users which are of a commercial nature. Moreover, the proposed development is not permissible according to present Municipal policy. The Committee, therefore, felt that if the desired permission were granted, the overall development of the Metropolitan Region is likely to be affected adversely. The application was, therefore, rejected.

(4) Application No.284/22/5/80 (The Bombay Film Laboratories P.Ltd.)

The Committee considered the application and noted that the proposal was for change of user from residential to commercial (editing room) on Plot Nos.845 and 848, in 'G' North Ward. The Committee noted that the plot falls under residential zone as per sanctioned Development Plan. The Committee further noted that the user proposed by the applicant was not permissible as per D.C.Rules as also specific regulations of the Town Planning Scheme. The Committee, therefore, felt that if the desired permission were granted, the overall development of the Metropolitan Region is likely to be affected adversely. The application was, therefore, rejected.

(5) Application No.285/3/5/80(M/s. Noble Fisheries Pvt.Ltd.)

The Committee considered the application and noted that the proposal was for addition of a mezzanine floor admeasuring 107.30 sq.mtrs. to an existing Motor Cycle Repair Shop and also for change of user of the .
total...

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total floor area of 304.91 sq.mtrs. for Refrigeration Plant for Fishing Industry. The Committee had no objection to the proposed user provided the total FSI was restricted to 1.33. The Committee noted that the applicant has not calculated the FSI properly as he has erroneously presumed certain floor area as free of FSI. The Committee, therefore, decided to grant the permission conditionally viz. subject to the condition that the applicant revised the plans so as to satisfy the Bombay Municipal Corporation that the total FSI was within the prescribed limit of 1.33.

The Committee then passed the following

Resolution :-

RESOLUTION NO.172 :

Resolved that, in exercise of the powers conferred on it by clause(v) of sub-section (2) of Section 7 of the BMRDA Act, 1974, read with sub-section (1) of Section 13 of the said Act, and all other powers enabling it in this behalf, the Committee hereby -

(I) refuses permission on behalf of the Authority under sub-section(3) of Section 13 of the said Act, to persons and authorities, who have presented applications, bearing the following registration numbers, for the reasons recorded in these minutes :

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|-----------------|-----------------|
| (1) 281/21/5/80 | (3) 283/22/5/80 |
| (2) 282/21/5/80 | (4) 284/22/5/80 |

(II) grants permission to applicant(Application No.285/3/6/80, M/s. Noble Fisheries Pvt.Ltd.) for change of user from Motor Cycle Repair Shop to a Refrigeration Plant for Fishing Industry with the condition that addition to floor area, if any, should be such as would restrict the FSI to 1.33 and the plans are revised for that purpose to the satisfaction of the Bombay Municipal Corporation authorities.

Item.....

Item No. 4 : Views of the Executive Committee on granting of higher FSI for residential tourist hotels in suburban areas of Greater Bombay.

The consideration of the Agenda Item was deferred to the next meeting. The Chairman directed that the Member-Secretary, HURE Board should prepare a detailed draft reply to Government backed by a sound reasoning for grant of higher FSI for residential tourist hotels in suburban areas of Greater Bombay and the same should be placed before the next meeting of the Executive Committee.

Item No. 5 : Interpretation of Section 13 of the B.M.R.D.A. Act, 1974.

The Committee considered **note on the subject.** The Chairman felt that it was necessary to make the BMRDA Notification, dated 10.6.1977 more explicit and desired that the Secretary, Urban Development may prepare the draft of a Notification for consideration of the Authority at its meeting to be held on 28.7.1980 along with the item for extension of the period of the Notification under Section 13 of B.M.R.D.A. Act, 1974.

Item No. 6 : Construction of 45M wide Bandra Kurla link road (East West Connector) in the Bandra-Kurla Complex. Design of embankment for -

The Committee considered the Agenda Item (II) and passed the following Resolution :

RESOLUTION NO. 173 :

Resolved that in exercise of the powers vested by Section 7(2)(vi) of the BMRDA Act, 1974 and also

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all other powers enabling it in this behalf, the Executive Committee accords sanction to the payment of Rs. 6,000/- to the Director, MERI, Nasik in respect of consultancy for design of 2 embankment sections exceeding 3 m. in height. Further in case, it is considered necessary to design embankment for the entire road length for lower as well as higher embankment heights, the Executive Committee accords sanction to the payment of Rs.15,000/- to the Director, MERI, Nasik in respect of the above consultancy. The Member-Secretary, HURE Board is authorised to finalise technical details of the scheme.

Item No. 7 : Techno-economic Feasibility Study for Mankhurd-Panvel Rail Line - Consultancy Work for Traffic and Social Cost-Benefit Analysis.

The Committee considered the Agenda Item and passed the following Resolution :

RESOLUTION NO. 174 :

Resolved that the Executive Committee hereby authorises the Member-Secretary, Transport and Communications Board to permit the extension of the time limit for completion, by the Indian Institute of Management, Bangalore, of the Traffic and Social Cost-Benefit Analysis Study for the Mankhurd-Panvel Railway line upto 31.8.1980.

Item No. 8 : Office Location Policy - Appointment of Consultants.

The Committee considered the Agenda Item and approved the proposed terms of reference for the consultants to be appointed for formulation of Office Location Policy.

Item No. 9 : Reference.....

Item No. 9 : Reference from Architect to Govt. regarding the proposal of Hotel President for additions and alterations.

The Committee considered the Agenda Item and approved the view taken in the note enclosed as Annexure to the agenda item.

Item No.10 : Grant of Special Pay to Shri M.V. Bhalkar, Head Clerk, T&C Board, beyond one year.

The Committee considered the Agenda Item and passed the following Resolution :

RESOLUTION NO. 175 :

Resolved that the Executive Committee hereby approves the proposal to grant special pay of 20% of the presumptive pay of the additional charge of the post of Staff Officer beyond one year i.e. upto 8.5.1980 A.N. to Shri M.V. Bhalkar, Head Clerk, T.&C. Board, BMRDA.

Item No. 11 : Reporting cases of exercise of powers delegated by the Executive Committee.

The Committee noted the appointments and purchases reported in the agenda note.

Item No. 12 : Study leave to Shri A.V. Ghangurde, Assistant Engineer (Traffic) of Transport & Communications Board.

The Committee considered the Agenda Item and passed the following Resolution :

RESOLUTION NO.176 :

Resolved that in exercise of the powers vested in it under Section 7(2)(1) of the BMRDA Act and all other powers enabling it in this behalf the Executive Committee hereby grants study leave to Shri A.V. Ghangurde, Assistant

Engineer.....

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Engineer (Traffic), T&C Board, as recommended.
The Metropolitan Commissioner should regulate the
pay and allowance of Shri Ghangurde and obtain from
him a bond of service for a period of 5 years as
per the normal rules.

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